

8 Costard Avenue, Leamington Spa, CV34 6BP



Guide Price: £400,000
Four Bedroom Property



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8 Costard Avenue comprises in further detail:

The house is set back from the road and is approached via a public block-paved area leading to the main entrance door with wall mounted light to side and pebble borders which opens to::

Entrance Hall:

Two ceiling light points, radiator, wood effect flooring, stairs leading to the first floor accommodation, open under-stair storage area and doors to:

Cloakroom:

2' 9" x 6' 7" (0.84m x 2.01m)

Obscured window to front aspect, ceiling light point, partially tiled walls, low-level flush w.c., pedestal wash hand basin, radiator and wood effect flooring.

Reception Room One:

11' 6" x 8' 2" (3.51m x 2.49m)

Window to front aspect, ceiling light point, coving and wood effect flooring.

Kitchen / Dining Room:

15' 2 into recess" x 14' 9" (4.62m x 4.5m):

Window to rear aspect, ceiling light points, radiator and wood effect flooring, a fitted kitchen comprising of a range of wall, drawer and base units with work surfaces over, inset one and half bowl sink with drainer unit, gas hob with cooker hood above, inset electric oven, plumbing and space for dishwasher and washing machine, and French doors to:

CONSERVATORY:

15' 8" x 8' 6" (4.78m x 2.59m):

Windows to rear and side aspects, French style doors opening to the rear garden, wall mounted electric heater and tiled flooring.

First Floor Accommodation:

Stairs lead from the entrance hall to:

Landing

Ceiling light point, access to cupboard housing hot water tank, stairs to the second floor accommodation and doors to:

Reception Room Two:

12' 6" x 15' 00" (3.81m x 4.57m)

Two windows to rear aspect, two ceiling light points, radiator and feature fire surround with hearth.

Bedroom One:

12' 4" x 8' 4" (3.76m x 2.54m)

Window to front aspect, ceiling light point, radiator and built in wardrobes, with door to:

Ensuite Shower Room:

Obscured window to front aspect, ceiling light point, partially tiled walls, radiator and suite comprising of: low-level flush w.c., pedestal wash hand basin and enclosed corner shower cubicle with wall mounted shower.

Second Floor Accommodation:

Accessed via staircase from first floor landing leading to:

Landing:

Ceiling light point, loft hatch access, door to storage cupboard and further doors to:

Bedroom Two:

10' 1" x 8' 00" (3.07m x 2.44m)

Window to rear aspect, ceiling light point, radiator and built-in wardrobes.

Bedroom Three:

10' 1" x 8' 00" (3.07m x 2.44m)

Window to front aspect, ceiling light point, radiator and built-in wardrobes.

Bedroom Four:

8' 8" x 5' 9" (2.64m x 1.75m)

Window to rear aspect, ceiling light point and radiator.

Family Bathroom:

5' 9 into recess" x 5' 9" (1.75m x 1.75m)

Obscured window to front aspect, ceiling light point, partially tiled walls, radiator and suite comprising of: low-level flush w.c., pedestal wash hand basin and bath with shower over.



Outside

Rear Garden:

Accessible via the conservatory with a paved garden with a paved path leading to:

Single Garage:

Sparking space and up-and-over door to front aspect and pedestrian door to rear aspect leading to the garden.

Location:

Warwick Gates is a sought after development due to its range of schools and local amenities, including a health centre and gym, children's play areas, doctors, food outlets, supermarkets, a public house and more.

The location is also ideal for frequent commuters as it offers good access into both Warwick & Leamington Spa town centres, both of which have regular rail links into Birmingham, London and Coventry. There is also access to major road networks via the M40 and A46.

Council Tax:

The vendor has informed us that the property is located within Warwickshire District Council and is Band D.

Fixtures & Fittings:

Only those items expressly mentioned in the sales particulars will be included in the sales price.

Services:

Crabb Curtis understands from the vendor that all mains drains, gas, electricity and water are connected to the property, but have not obtained verification of this. Any interested party should obtain verification of this information via their solicitor or surveyor prior to committing to the purchase of the property.

Tenure:

The vendor informs Crabb Curtis that the property is freehold. However, we have not checked the legal title to the property and all interested parties should obtain verification through their solicitor or surveyor prior to committing to purchase the property.

General Information:

These particulars do not form part of the contract of sale due to the possibility of errors and/or omissions. They have been prepared in good faith as a general outline only and all measurements are approximate. Prospective purchasers should satisfy themselves to the accuracy of the information contained.

The property is sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not verified the property's structural status, ownership, tenure, planning/building regulation status or the availability or operation of services and or appliances. Any prospective purchaser is advised to seek validation of all above matters prior to expressing any form intent to purchase.

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Total area: approx. 124.7 sq. metres (1341.8 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Viewings:

Viewing by appointment through Crabb Curtis

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Our opening times are:

Monday – Friday 9.00am – 5.30pm

Saturdays 9.00am – 3.00pm

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Important Notice: The services, fittings and equipment referred to in these details have not been tested and no warranty can be given as to their condition. The measurements and floor plans supplied are for guidance only and are not to scale. We have not sought to verify the legal title of the property and potential buyers should obtain verification through their legal representative. Photographs are reproduced for general information only, and it cannot be inferred that any item shown is included in the sale. Misrepresentation Act 1967: These particulars, whilst believed to be accurate, are set out for guidance purposes only and do not constitute any part of an offer or contract – intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Crabb Curtis has the authority to make or give any representation or warranty in relation to the property.